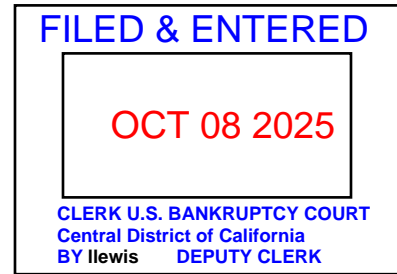


Jeffrey W. Dulberg (State Bar No. 181200)
John W. Lucas (State Bar No. 271038)
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Counsel to Bradley D. Sharp, Chapter 11 Trustee

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION**

CHANGES MADE BY COURT

In re:

Case No. 2:23-bk-10990-NB

LESLIE KLEIN,

Chapter 11

Debtor.

ORDER GRANTING MOTION OF CHAPTER 11 TRUSTEE (A) ENFORCING AUTOMATIC STAY, (B) EXPUNGING LIS PENDENS RECORDED AGAINST 322 N. JUNE STREET, LOS ANGELES, CALIFORNIA FROM PROPERTY RECORDS, (C) VOIDING LIS PENDENS AB INITIO AND FINDING IT HAVING NO FORCE OR EFFECT, AND (D) AUTHORIZING TRUSTEE TO RECORD AN ORDER GRANTING THE MOTION FOR THE PURPOSE OF CLEARING TITLE

Date: October 7, 2025
Time: 2:00 p.m.
Location: U.S. Bankruptcy Court
Courtroom 1545
255 E. Temple St.
Los Angeles, CA 90012
Judge: Hon. Neil W. Bason

The Court has considered the *Motion of Chapter 11 Trustee for Order to Expunge Lis Pendens Recorded Against 322 N. June Street, Los Angeles, California* and the Declaration of Jeffrey W. Dulberg in support thereof [Docket No. 1228] (the “**Motion**”)¹. Based upon the Court’s review of the Motion and the Declaration of Jeffrey W. Dulberg in support of the Motion,

¹ Capitalized terms not defined herein have the meanings used in the Motion.

no opposition to the Motion having been filed, and for the reasons stated on the record of the October 7, 2025 hearing, the Court finds that (1) the relief requested in the Motion is reasonable, appropriate, and in the best interests of the estate; and (2) notice of the Motion was adequate and appropriate under the circumstances and no further notice be given, and therefore

IT IS HEREBY ORDERED:

1. The Motion is GRANTED.

2. The Lis Pendens, recorded in the Official Records of Recorder's Office, Los Angeles County as document number 20250105088 and annexed hereto as **Exhibit "1"**, is void ab initio and is hereby expunged and has no force or effect because it was executed and recorded without Court authorization in violation of the automatic stay of section 362(a) of the Bankruptcy Code (11 U.S.C. § 362(a)).

3. The automatic stay ~~is enforced~~ remains in full force and effect as against the Debtor, Probate Referee Christina Acevedo, Leslie Klein & Associates, Owen Lee Podell, and beneficiaries Ofra Orjachovsky and Los Angeles County Public Administrator, and Trustee is authorized to take any necessary or appropriate actions to seek enforcement of the stay by this Court on an expedited basis (a) by self-calendaring further proceedings on the Motion on any regular hearing date of this Court on not less than two business days' notice, or alternatively (b) by lodging a proposed order shortening time.

4. The Trustee is authorized to record a certified copy of this Order for the purpose of ameliorating any harm caused by the Debtor's recordation of the Lis Pendens.

5. If the recordation of this Order does not ~~uncloud~~ fully remove the cloud on title of the June St. Property as a result of the recordation of the Lis Pendens, the Trustee may seek further relief for the purpose of re-quieting title of the June St. Property as necessary, including on shortened time, if appropriate, pursuant to the procedures set forth in paragraph "3" above.

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1 6. Sanctions may be awarded in an amount to be determined at a future hearing upon
2 separate motion to be filed by the Trustee, in his discretion.

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23 Date: October 8, 2025
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Neil W. Bason
United States Bankruptcy Judge

EXHIBIT 1

This page is part of your document - DO NOT DISCARD



20250105088



Pages:
0004

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/19/25 AT 03:23PM

FEES:	28.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	103.00



LEADSHEET



202502190730029

00025245392



015149787

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

E652839

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

NAME Owen Podell, Esq.

MAILING ADDRESS

6454 Van Nuys Blvd, #150

CITY, STATE and ZIP CODE

Van Nuys, CA 90401

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

Notice of Pendency of Action (Lis Pendens)

B015 rev 20171228

1 LESLIE KLEIN (SBN 50908)
2 OWEN PODELL (97813)
3 LESLIE KLEIN & ASSOCIATES
4 6454 Van Nuys Blvd #150
5 Van Nuys, CA 90401
6 818-501-2663
7 les.kleinlaw@gmail.com

8 Attorneys for Petitioner, Leslie Klein as
9 Administrator for Decedent's Estate

10 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

11 **FOR THE COUNTY OF LOS ANGELES**

12 In re Estate of David Y. Green,

13 Decedent

Case No.: 17STPB01585

14 **NOTICE OF PENDENCY OF ACTION**
15 **(LIS PENDENS)**

16 PLEASE TAKE NOTICE THAT above-captioned action, by Petitioner Leslie Klein as
17 Administrator for Decedent's Estate, affects title to and/or possession of real property in that
18 Petitioner seeks to quiet title to the real property located in Los Angeles County, at 322 N. June
19 Street, Los Angeles, California, and described as:

20 An undivided one-half interest in the real property described as Lot 300 of Tract 8320
21 as per map recorded in Book 98, page 41 of Maps, commonly known as 322 N. June
22 Street, Los Angeles, CA 90004.

23 The parties to this case include: Probate Referee Christina Acevedo; petitioner Leslie Klein;
24 attorneys for petitioner, Leslie Klein and Owen Lee Podell; beneficiaries ~~Christina Land Ofra~~
25 Orjachovsky; ~~attorney for beneficiary Julia Orjachovsky~~; ~~interested parties Gil and Tammy~~
26 Los Angeles County Public Administrator; ~~attorney for interested parties Steven Charles Sosa~~; and
27 decedent David Y. Green. *LL*

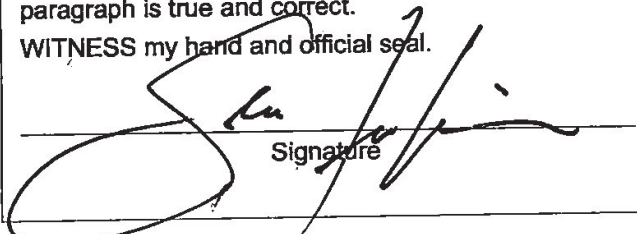
28 Date: February 12, 2025

Leslie Klein
LESLIE KLEIN, Esq.
LESLIE KLEIN & ASSOCIATES
Attorneys for Petitioner

1
NOTICE OF PENDENCY OF ACTION
(LIS PENDENS)

SEE ATTACHED
CA NOTARY CERTIFICATE

SPACE BELOW FOR NOTARY'S USE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT		CIVIL CODE '1189
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.		
State of California		
County of <u>Los Angeles</u>		
On <u>02/19/2025</u>	before me, <u>Seung H. Kim (notary public)</u>	
	(Insert Name of Notary Public and Title)	
personally appeared <u>Leslie Klein</u>	, who	
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.		
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.		
WITNESS my hand and official seal.		
 Signature		